

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JUNE 18, 2014
(Approved August 20, 2014)

The Planning Commission held their monthly meeting on Wednesday, June 18, 2014. Present for the meeting were Walter Woessner, N. Lance Parson, Lawrence Tietjen, and Jason McConnell. Kathryn Alexis was not present.

Mark A. Hosterman of Wisler Pearlstine, LLP, Township Solicitor and Brady Flaharty of ARRO Consulting, Inc. Township Engineer were present.

Also present was Mariea Geho, Vice Chair of the Board of Supervisors.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

MINUTES

Mr. Woessner moved to approve second draft of the minutes of the May 21, 2014 monthly meeting minutes as presented. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

CITIZEN COMMENTS

There were no citizen comments.

CONDITIONAL USE APPLICATION – REAL PRO ENTERPRISES, LP

John Kennedy of Kennedy Associates was present to provide an overview of the Whispering Woods Plan and the Conditional Use Application. Mr. Hosterman noted that the presentation provided by Mr. Kennedy should be utilized and submitted as a supplemental narrative to the Conditional Use Application package.

There was discussion and review of the Wisler Pearlstine, LLP letter dated June 17, 2014 and the ARRO Consulting, Inc. letter dated June 17, 2014 relating to the Real Pro Enterprises, LP Conditional Use Application.

Items noted:

Wisler Pearlstine, LLP Correspondence

- Items 1-5 – Applicant to comply.
- Item 6 – Applicant to prepare a response letter to the township in which Item 6 will be addressed. Applicant will contact PECO to inquire if a pedestrian connection may be provided.
- Item 7 – Applicant to discuss with Parks, Recreation, and Conservation Committee and the Open Space Committee.
- Item 8 – Applicant to speak with the Township Traffic Engineer.
- Item 9 – This item will be added to the response letter
- Item 10 – Applicant noted to address this item to some extent.

- Item 11 – Applicant agreeable to whatever is concluded at the land development state.
- Item 12 – Applicant to defer this item to their counsel.
- Item 13 – Applicant to comply.

ARRO Consulting, Inc. letter

- Items 1-7 – Applicant to comply
- Item 8 – Applicant to defer to item to their counsel.
- Items 9-17 – Applicant to comply.
- Item 18 – Applicant to address this time in their response letter.
- Item 19 – Applicant to comply.
- Items 20-22 – Applicant to request relief, if not granted will comply.
- Item 23 – Applicant to comply.

Mr. Woessner provided the comments as listed below:

- Riparian buffer must included in the list of takeaways
- There is no right-of-way dedication on the North side, it was noted that it will be likely that the Board of Supervisors will require all right-of-ways to be dedicated. Mr. Hosterman noted the Board would have the option to waive the curb and sidewalk.
- Landscaping plan was not provided (required to be provided with the Conditional Use Application).
- Parking areas need to be moved out of the right-of-ways.
- Ellis Woods Road needs to be widened and a walkway (either sidewalk or trail) will need to be provided.
- Trees in 8" or more in diameter must be indicated on the drawing.
- Parking area needs to have landscaping.
- Houses against the PECO line are 40' away and must be 50' away.
- Remove the poison ivy and other noxious vegetation in accordance with Section 1403 of the Zoning Ordinance

Mr. Hosterman noted that the Conditional Use Hearing may be opened and continued on the hearing date to allow the applicant ample time to provide the additional information needed.

Mr. Woessner moved to recommend that the Board of Supervisors grant the Conditional Use subject to the below items and the items in the Wisler Pearlstine, LP and ARRO Consulting, Inc. letters all be addressed. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote. Comments to be addressed:

- Riparian buffer must included in the list of takeaways
- Landscaping plan to be provided
- Parking areas need to be moved out of the right-of-ways.
- Ellis Woods Road needs to be widened and a walkway (either sidewalk or trail) will need to be provided.
- Trees in 8" or more in diameter must be indicated on the drawing.
- Parking area needs to have landscaping.
- Houses against the PECO line are 40' away and must be 50' away.

- Remove the poison ivy and other noxious vegetation in accordance with Section 1403 of the Zoning Ordinance

POTTSTOWN METROPOLITAN REGIONAL PLANNING COMMITTEE COMPREHENSIVE PLAN

There was review of the Pottstown Metropolitan Regional Planning Committee Comprehensive Plan – Chapter 9 (Parks, Recreation and Open Space) and there were no comments.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Northern Federation Update

No new update.

Historical Commission Update

Mr. Tietjen noted that the Historical Commission reviewed the Fairway Farm plan and they would like to have the lot with the guest house be kept one lot and not subdivide and separate the guest house from the main buildings.

Pottstown Metropolitan Regional Planning Committee

No new update.

ADJOURNMENT

Mr. Parson moved to adjourn the monthly meeting at 8:30 p.m. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary